

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: NORA SPRINGS  
Local Government Number: 34G327

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
NORA SPRINGS URBAN RENEWAL	17009	2
NORA SPRINGS URBAN RENEWAL	34005	4

**TIF Debt Outstanding: 32,800**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>224,187</b>	<b>1,326</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	854
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>854</b>

Rebate Expenditures:	1,854
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,854</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>223,187</b>	<b>1,326</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: -192,241**

## Urban Renewal Area Data Collection

Local Government Name: NORA SPRINGS (34G327)  
 Urban Renewal Area: NORA SPRINGS URBAN RENEWAL  
 UR Area Number: 17009

UR Area Creation Date: 09/1993

UR Area Purpose: To encourage industrial, commercial and residential redevelopment and development within the designated urban renewal areas of the City.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NORA SPGS CITY/CENTRAL SPRINGS SCH (NSRF)/URB REN INCREM	17123	17122	0
NORA SPGS CITY AG/CENTRAL SPRINGS SCH (NSRF)/URB REN INCREM	17118	17127	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	158,100	1,431,240	0	0	0	1,589,340	0	1,589,340
Taxable	0	83,503	1,431,240	0	0	0	1,514,743	0	1,514,743
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

0

0

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

### TIF Taxing District Data Collection

Local Government Name: NORA SPRINGS (34G327)  
 Urban Renewal Area: NORA SPRINGS URBAN RENEWAL (17009)  
 TIF Taxing District Name: NORA SPGS CITY/CENTRAL SPRINGS SCH (NSRF)/URB REN INCREM  
 TIF Taxing District Inc. Number: 17122

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	09/1993
Blighted	09/1993
Economic Development	09/1993

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	158,100	1,431,240	0	0	0	1,589,340	0	1,589,340
Taxable	0	83,503	1,431,240	0	0	0	1,514,743	0	1,514,743
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	1,514,743	0	1,514,743	46,154

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: NORA SPRINGS (34G327)  
 Urban Renewal Area: NORA SPRINGS URBAN RENEWAL (17009)  
 TIF Taxing District Name: NORA SPGS CITY AG/CENTRAL SPRINGS SCH (NSRF)/URB REN INCREM  
 TIF Taxing District Inc. Number: 17127

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	09/1993
Blighted	09/1993
Economic Development	09/1993

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	9,596	0	0	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: NORA SPRINGS (34G327)  
 Urban Renewal Area: NORA SPRINGS URBAN RENEWAL  
 UR Area Number: 34005  
 UR Area Creation Date: 09/1993

UR Area Purpose: To foster economic development in the area through public improvements including street improvements and rebate for Cartersville Cardtrol Project.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NORA SPRINGS CITY/NORA SPRINGS-ROCK FALLS SCH/NORA SPRINGS UR TIF INCREM	34052	34053	0
NORA SPRINGS CITY AG/NORA SPRINGS-ROCK FALLS SCH/NORA SPRINGS UR TIF INCREM	34054	34055	0
NORA SPRINGS CITY/N CNTRL (NSRF) NS UR TIFAMND 1993	34091	34092	0
N SPRINGS CITY AG/N CNTRLSCH (NSRF) NS TIF AMD93	34093	34094	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	237,910	4,806,750	4,990,280	76,020	0	-29,632	10,081,328	0	10,081,328
Taxable	142,583	2,538,763	4,990,280	76,020	0	-29,632	7,718,014	0	7,718,014
Homestead Credits									44

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **224,187** **1,326** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 854  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 854**

Rebate Expenditures: 1,854  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,854**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **223,187** **1,326** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For NORA SPRINGS URBAN RENEWAL

### Farmview 1st Addition-Proj. 1

Description:	Hanig Housing Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For NORA SPRINGS URBAN RENEWAL

### Farmview 1st Addition

Debt/Obligation Type:	Rebates
Principal:	19,120
Interest:	0
Total:	19,120
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2023

### LMI Requirements

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	13,680
Interest:	0
Total:	13,680
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2023

## Rebates For NORA SPRINGS URBAN RENEWAL

### Farmview 1st Addn

TIF Expenditure Amount:	1,854
Rebate Paid To:	Hanig Construction
Tied To Debt:	Farmview 1st Addition
Tied To Project:	Farmview 1st Addition-Proj. 1
Projected Final FY of Rebate:	2023

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014



# ◆ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## TIF Taxing District Data Collection

Local Government Name:	NORA SPRINGS (34G327)
Urban Renewal Area:	NORA SPRINGS URBAN RENEWAL (34005)
TIF Taxing District Name:	NORA SPRINGS CITY/NORA SPRINGS-ROCK FALLS SCH/NORA SPRINGS UR
TIF INCREM	
TIF Taxing District Inc. Number:	34053
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

	UR Designation
Slum	09/1993
Blighted	09/1993
Economic Development	09/1993

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,402,910	4,990,280	76,020	0	-18,520	8,450,690	0	8,450,690
Taxable	0	1,797,303	4,990,280	76,020	0	-18,520	6,845,083	0	6,845,083
Homestead Credits									32

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,933,880	5,535,330	0	5,535,330	169,151

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	NORA SPRINGS (34G327)
Urban Renewal Area:	NORA SPRINGS URBAN RENEWAL (34005)
TIF Taxing District Name:	NORA SPRINGS CITY AG/NORA SPRINGS-ROCK FALLS SCH/NORA SPRINGS
UR TIF INCREM	
TIF Taxing District Inc. Number:	34055
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

	UR Designation
Slum	09/1993
Blighted	09/1993
Economic Development	09/1993

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	226,600	0	0	0	0	0	226,600	0	226,600
Taxable	135,805	0	0	0	0	0	135,805	0	135,805
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	79,830	135,805	0	135,805	2,895

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: NORA SPRINGS (34G327)  
 Urban Renewal Area: NORA SPRINGS URBAN RENEWAL (34005)  
 TIF Taxing District Name: NORA SPRINGS CITY/N CNTRL (NSRF) NS UR TIFAMND 1993  
 TIF Taxing District Inc. Number: 34092  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1996

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,403,840	0	0	0	-11,112	1,392,728	0	1,392,728
Taxable	0	741,460	0	0	0	-11,112	730,348	0	730,348
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	765,800	638,040	0	638,040	19,498

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: NORA SPRINGS (34G327)  
 Urban Renewal Area: NORA SPRINGS URBAN RENEWAL (34005)  
 TIF Taxing District Name: N SPRINGS CITY AG/N CNTRLSCH (NSRF) NS TIF AMD93  
 TIF Taxing District Inc. Number: 34094  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1996

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	11,310	0	0	0	0	0	11,310	0	11,310
Taxable	6,778	0	0	0	0	0	6,778	0	6,778
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,130	6,180	0	6,180	132

FY 2014 TIF Revenue Received: 0